

**TRANSFER
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Doc # 2008012990
Book 9745 Page 0239

43-126-28

WARRANTY DEED

We, **DUANE J. HIGGINS** and **BARBORA G. HIGGINS**, whose mailing address is 35 Mathews Avenue, Apartment 28, Waterville, Maine 04901 for consideration paid, grant to

MEAGAN K. McAVOY of 780 Watson Pond Road, Rome, ME 04963 with **WARRANTY COVENANTS**, the real property situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows to wit:

Being Unit Number 28 described in the Averill Condominium Declaration dated December 19, 1988 and recorded in the Kennebec County Registry of Deeds in Book 3480, Page 1, and as shown on the Plats and Plans recorded in said Registry of Deeds in File E-88308 through E-88314 as amended by instruments recorded in Book 3520, Page 290, and Book 3563, Page 265, as further amended by Second Amendment to Declaration of Condominium dated January 5, 2005, recorded in Book 8267, Page 342.

Together with any and all of Grantors interest in the common elements and limited common elements and rights, easements, privileges and appurtenances belonging to the Unit described above.


The property conveyed herein is subject to the provisions of the Maine Condominium Act, 33 M.R.S.A. Section 1601 et seq. as amended, and the Declaration, as amended.

The property conveyed herein is also subject to all easement, covenants and restrictions of record.

Being the same property conveyed by ATL Holdings LLC, a Florida limited liability company with a place of business in Portland, County of Cumberland, State of Maine to Duane J. Higgins and Barbora J. Higgins by deed dated March 9, 2005 and recorded in Kennebec County Registry of Deeds in Book 8338 at Page 196.

WITNESS our hands this 29th day of May, 2007.

Witness


Duane J. Higgins

Witness


Barbora G. Higgins

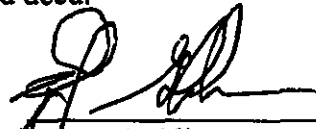
2) A. Miller

STATE OF MAINE
COUNTY OF KENNEBEC

May 29, 2008

Personally appeared the above named Duane J. Higgins and Barbora G. Higgins and
acknowledged the above instrument to be their free act and deed.

Before me,



Notary Public
Maine Attorney at Law
Philip G. Mohler

Type or print name

Received Kennebec SS.
06/02/2008 8:35AM
Pages 2 Attest:
BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS